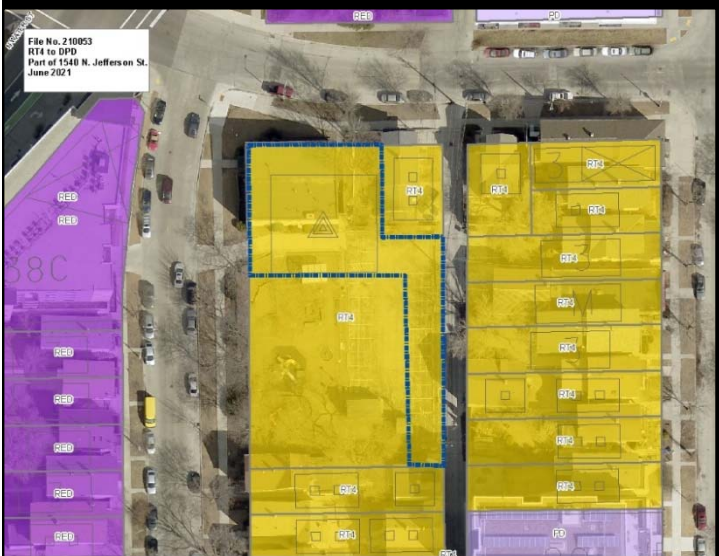
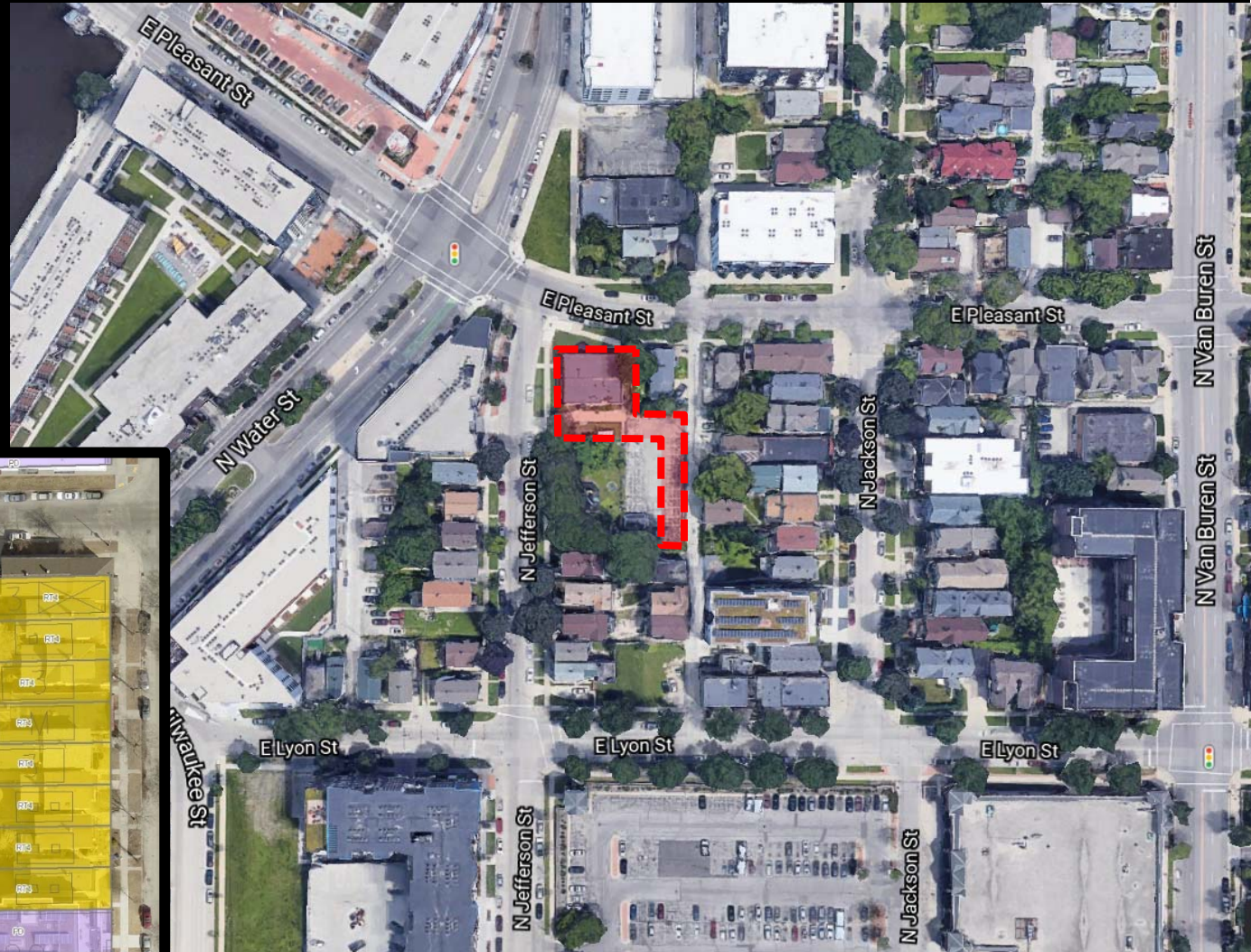


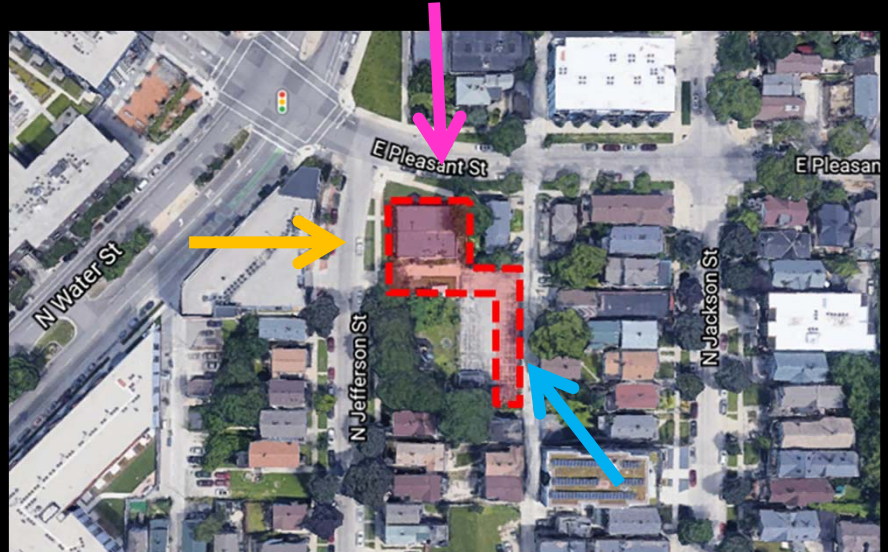
File No. 210053. A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District.



File No. 210053. Site Context Photos.



View from N. Jefferson Street looking east

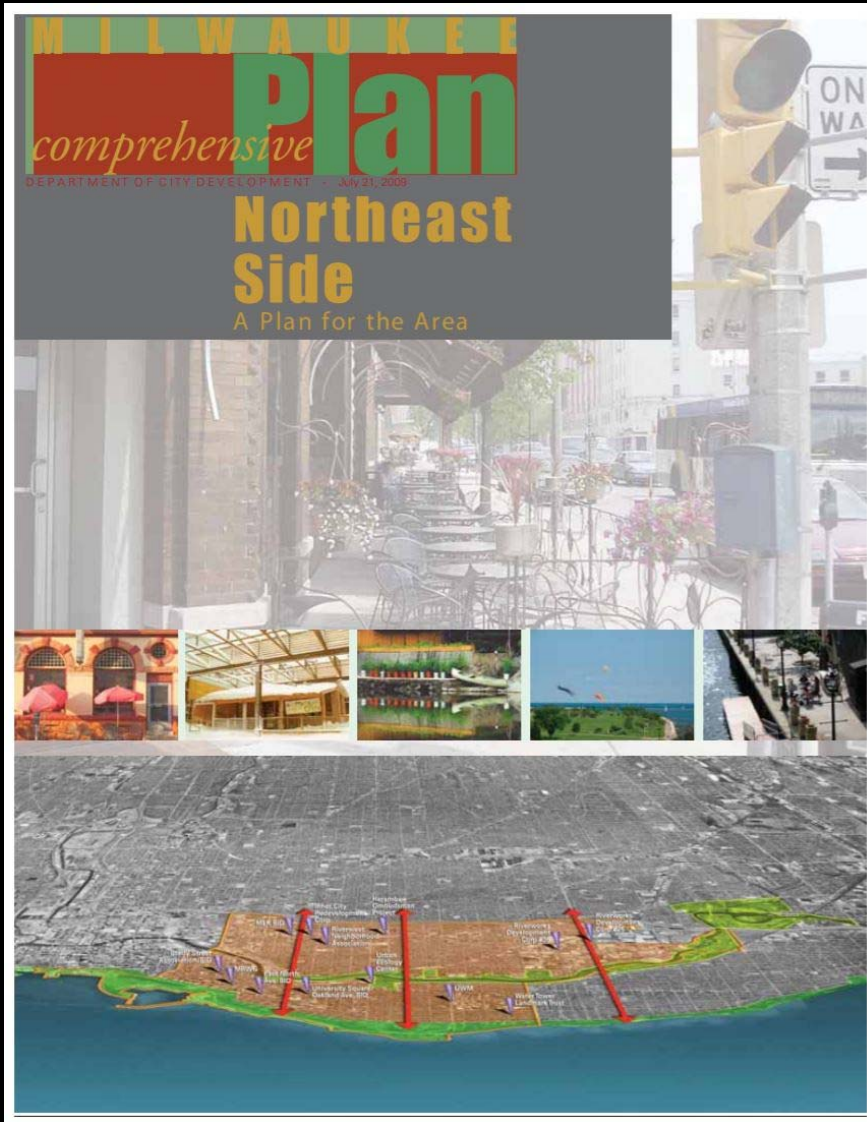


View from E. Pleasant Street looking south



View from alley looking north-west

File No. 210053. Consistency with Area Plan.



Northeast Side Plan

- Adopted by Common Council in 2009.
- Supports context sensitive development that reinforces compact, walkable mixed-use neighborhoods.
- The proposed development redevelops an underutilized site and helps to reinforce the connection between the Lower East Side and Downtown Milwaukee.
- **The proposed DPD is consistent with the Northeast Side Area Plan.**



**THE
1500s**

City of Milwaukee
DPD Submittal

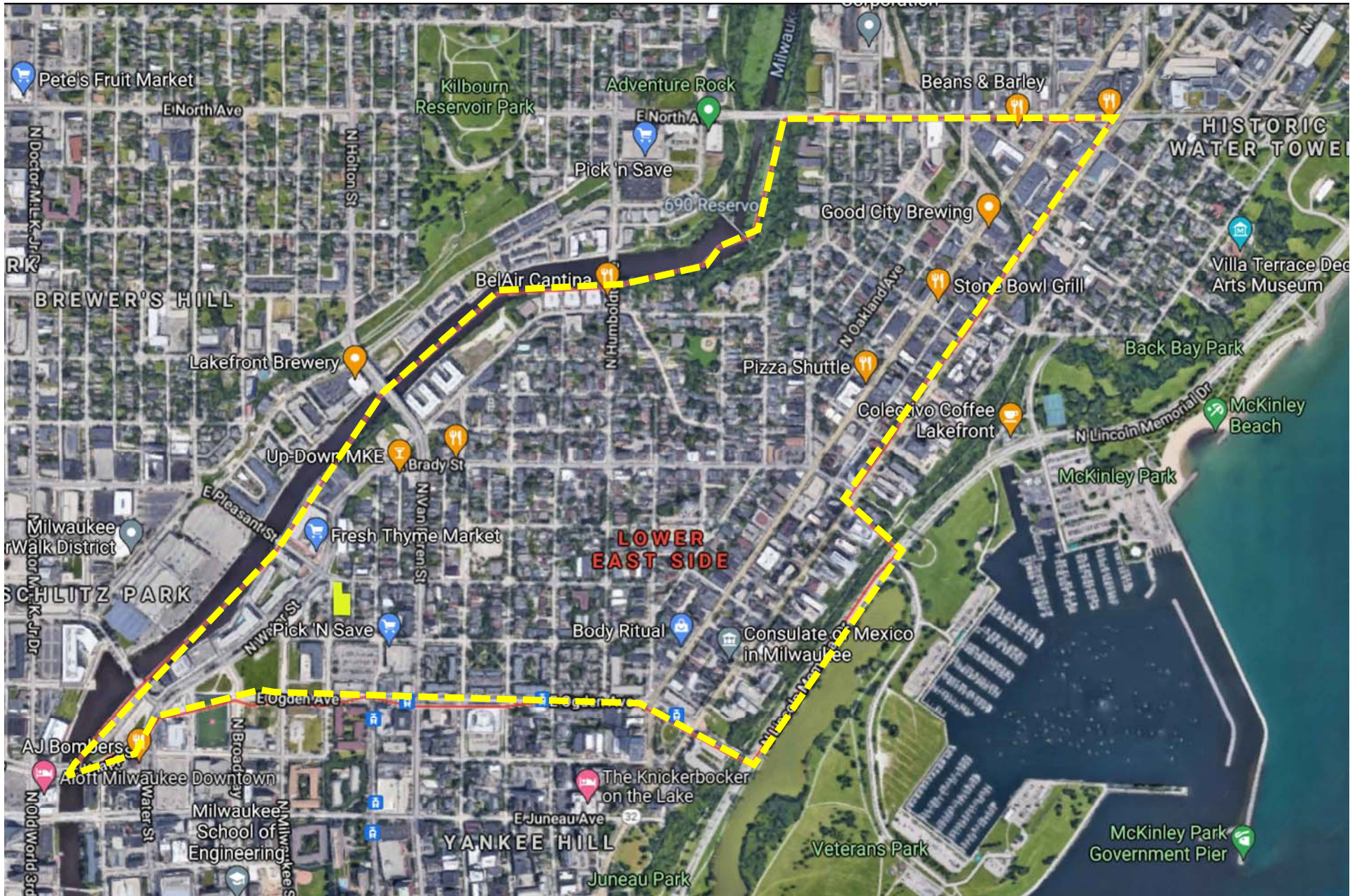
Project Address:
1540 N. Jefferson St.
Milwaukee, WI

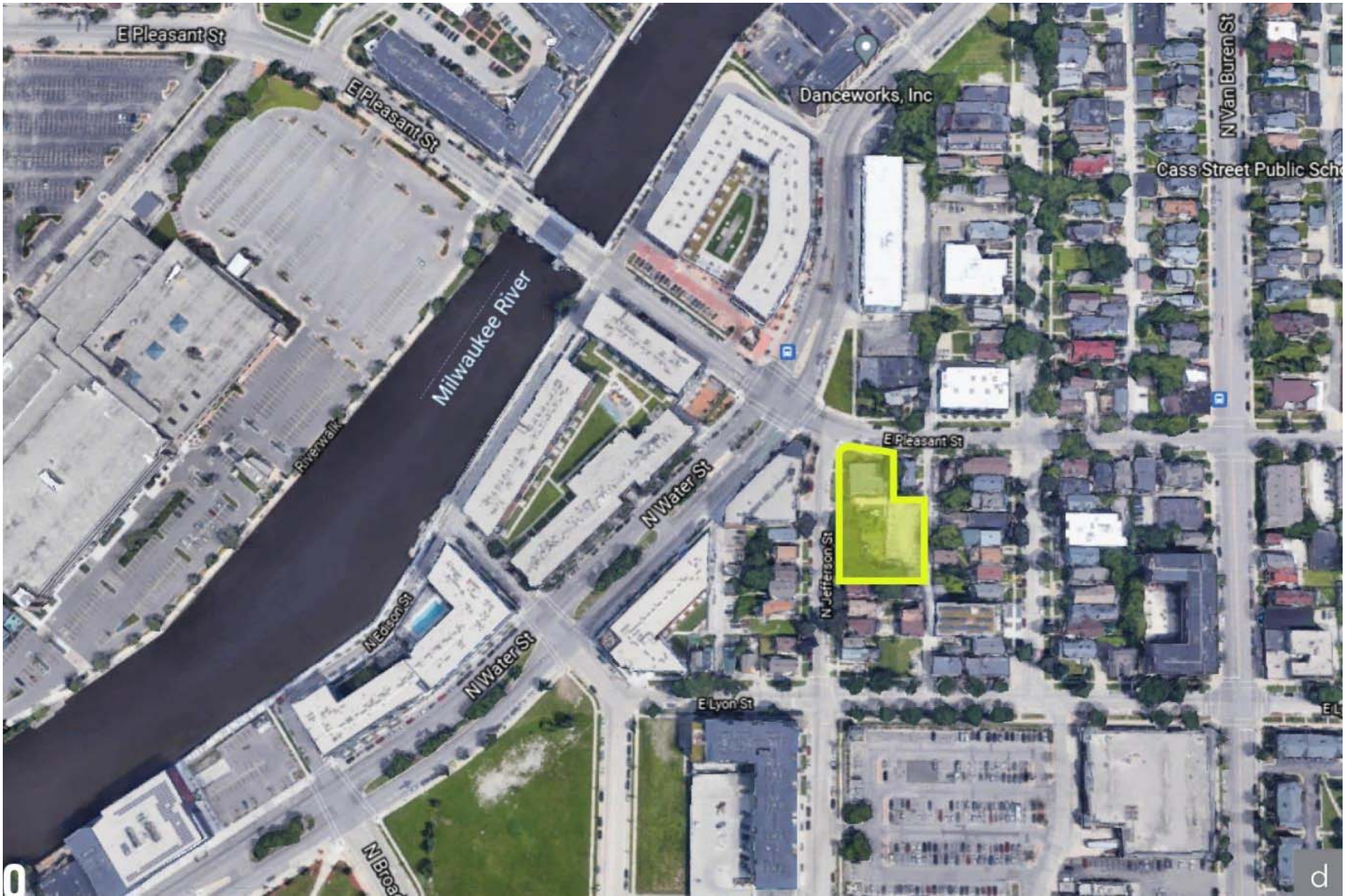
Owner:
Josh Delaney

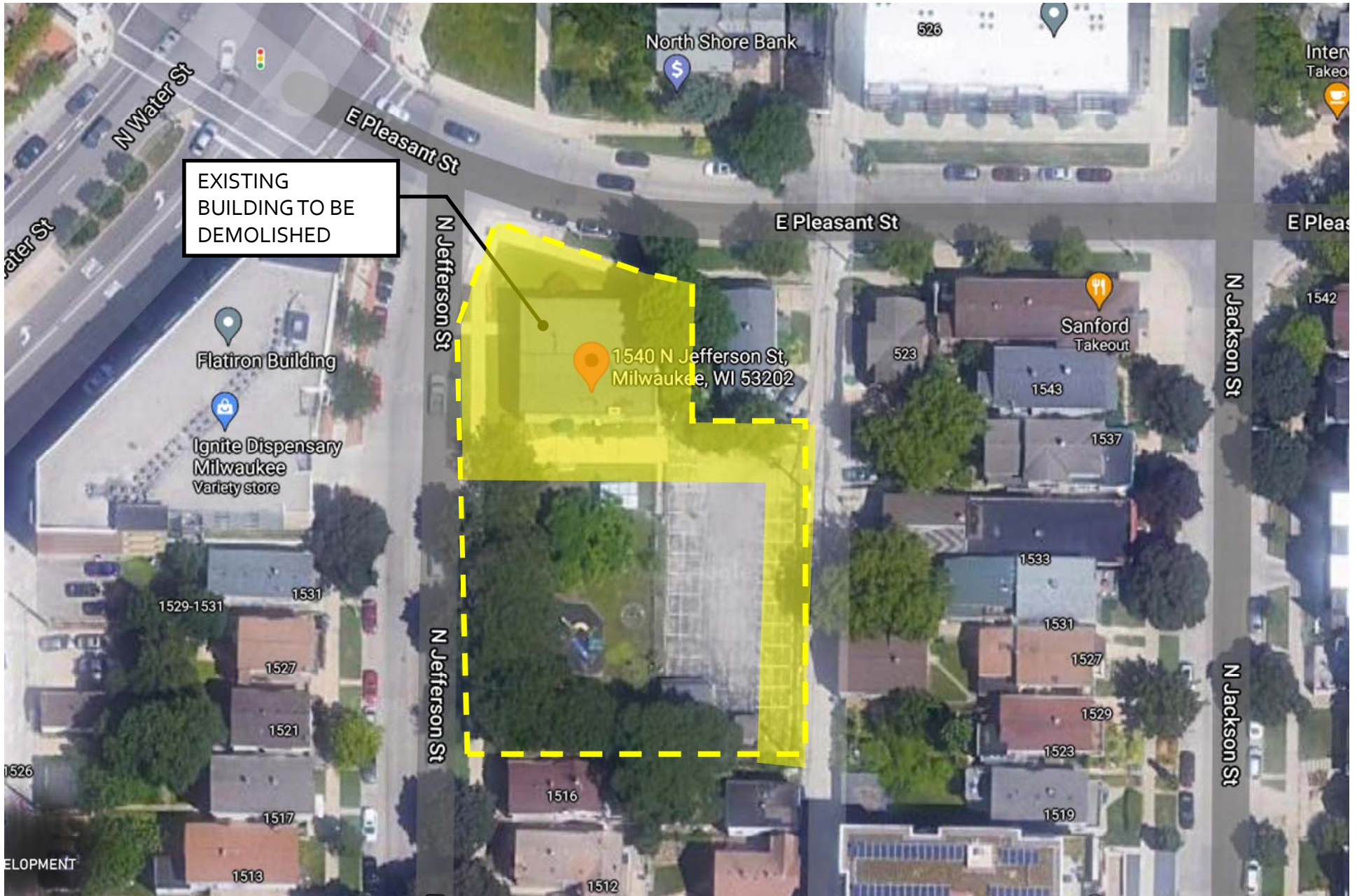
Alderman:
Nik Kovac
3rd District

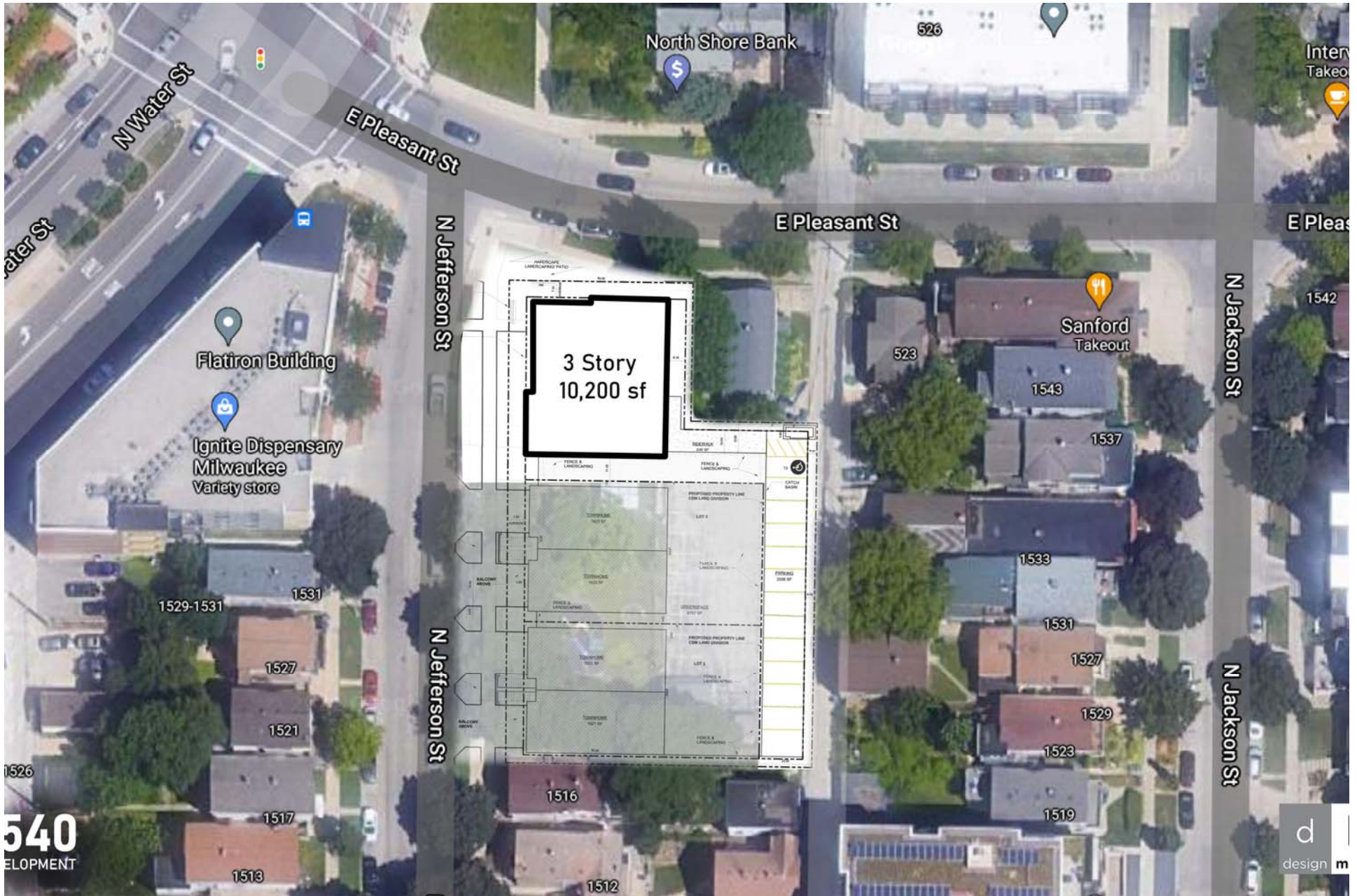
d|M|a Team:
Jordan Nelson
Brian Fisher
Steve Wagner













Arctic White
Brick
King Size

Black Metal Panel
12" MBCI
Designer Series



1540 N Jefferson St. City of Milwaukee DPD

THE
1500s



540
DEVELOPMENT



1540 N Jefferson St. DPD City of Milwaukee

THE
1500s

d
design m



THE 1540
DELANEY DEVELOPMENT



1540 N Jefferson St. DPD City of Milwaukee

THE
I500s





Planting in the public right of way

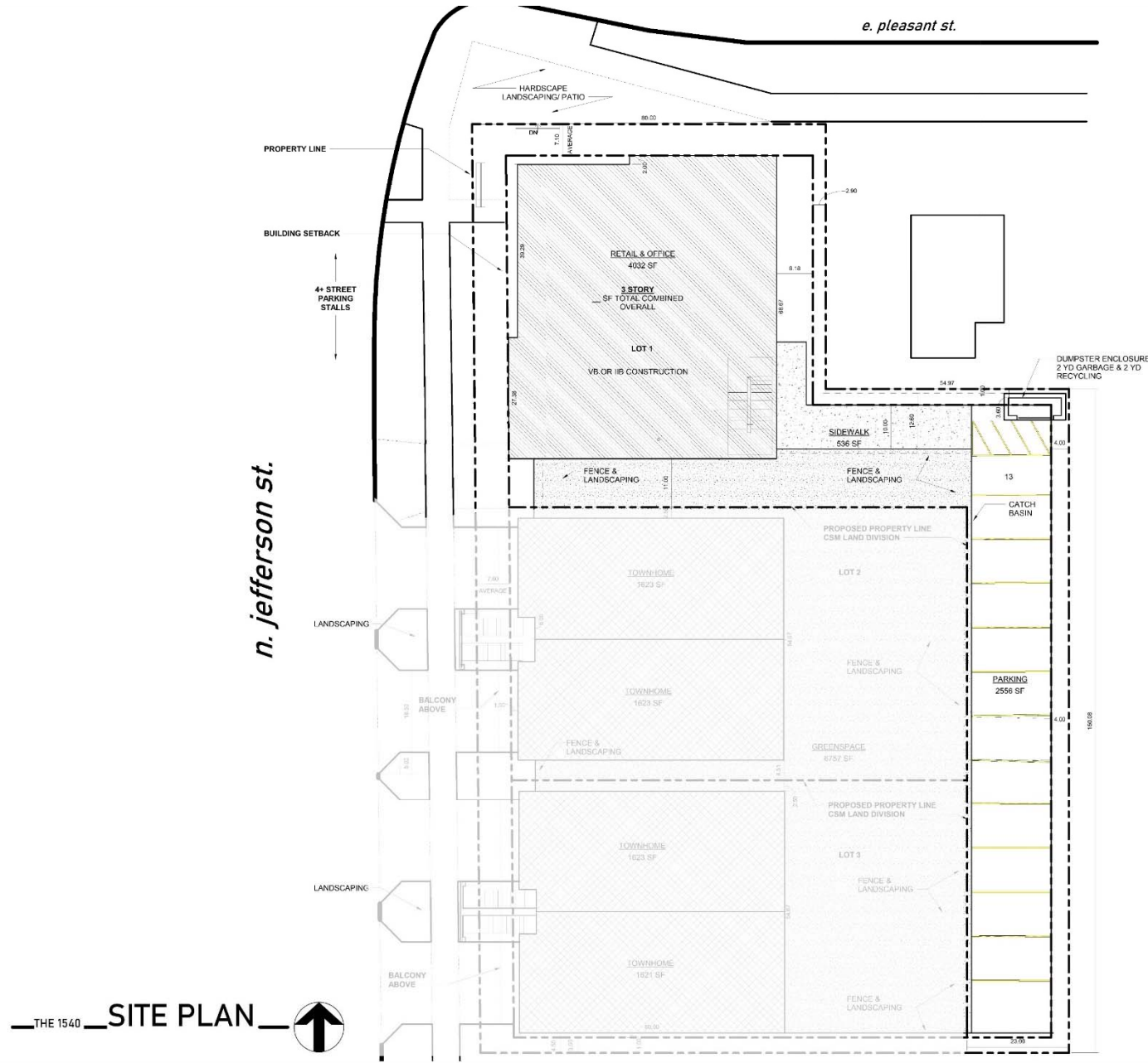
Planter defines property line





Planter defines property line

Planting in the public right of way



REVISIONS

Phone: (262) 613-4015
WWW.DMA-WI.COM
INFO@DMA-WI.COM



PROPOSED BUILDING FOR:
APACHII CAPITAL
1540 N. JEFFERSON ST. MILWAUKEE WI

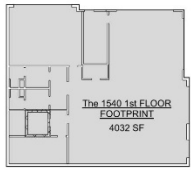
DRAFTED BY: JMK
DESIGNER: JMK
ISSUE: 05-10-21 & 13-25
SUBMITTAL: 05-05-21
DESIGN NO.: 0001

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SITE PLAN
SD00



1540 N Jefferson St. DPD City of Milwaukee

THE 1500s



SD-1st LEVEL KEY PLAN



THE 1540 COMMERCIAL FIRST LEVEL PLAN

e. pleasant street

REVISIONS

Phone: (262) 613-4015
 WWW: DMA-WI.COM
 INFO@DMA-WI.COM



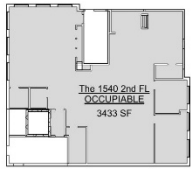
PROPOSED BUILDING FOR:
THE 1540 COMMERCIAL
 1540 N. Jefferson St., Milwaukee, WI 53202

DRAFTED BY:	Author
DESIGNER:	SLV
ISSUES/2021:	11/06/21
SUBMITTAL:	05/04/21
DESIGN NO.:	0001
FIRST LEVEL PLAN:	
SD01	

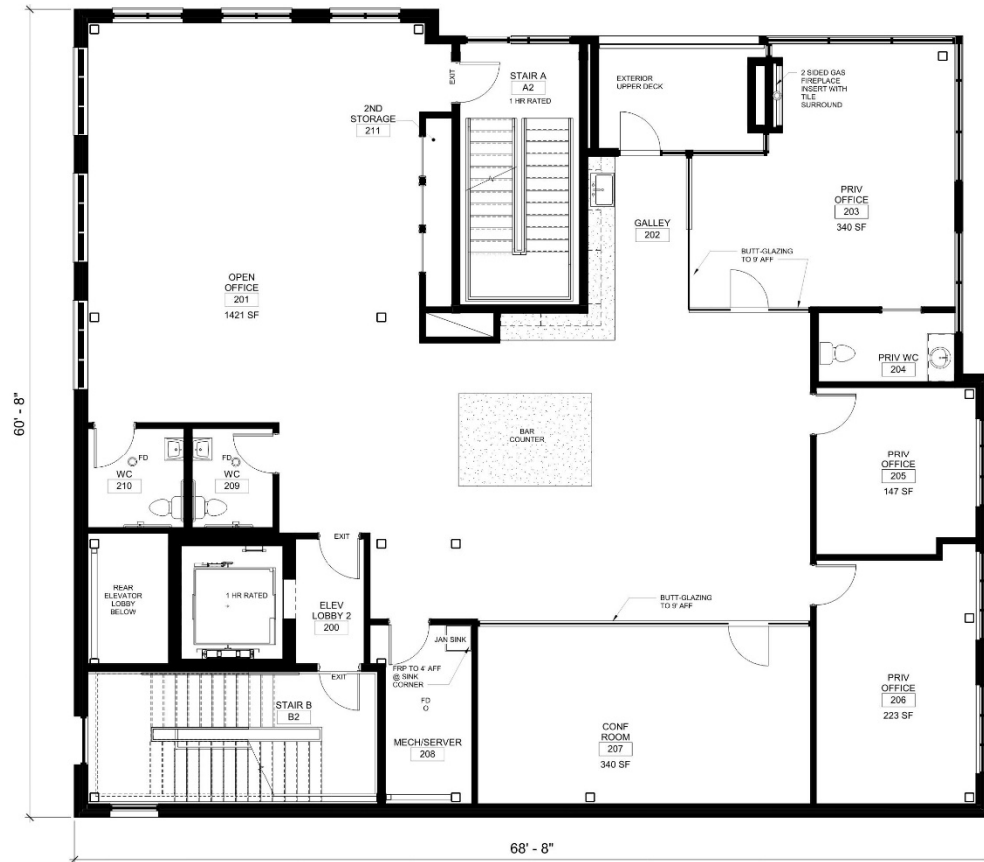


1540 N Jefferson St. DPD City of Milwaukee





SD-2nd LEVEL KEY PLAN



THE 1540 COMMERCIAL SECOND LEVEL PLAN

REVISIONS

Phone: (262) 613-4015
WWW.DMA-WI.COM
INFO@DMA-WI.COM

design manage advise

PROPOSED BUILDING FOR:
THE 1540 COMMERCIAL
1540 N. Jefferson St., Milwaukee, WI 53202

DRAFTED BY: Author
DESIGNER: SLW
ISSUES/2021: 11/08/19
SUBMITTAL: 05/04/21
DESIGN NO.: 0001

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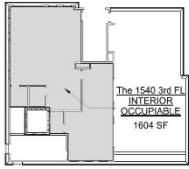
SECOND LEVEL PLAN

SD02

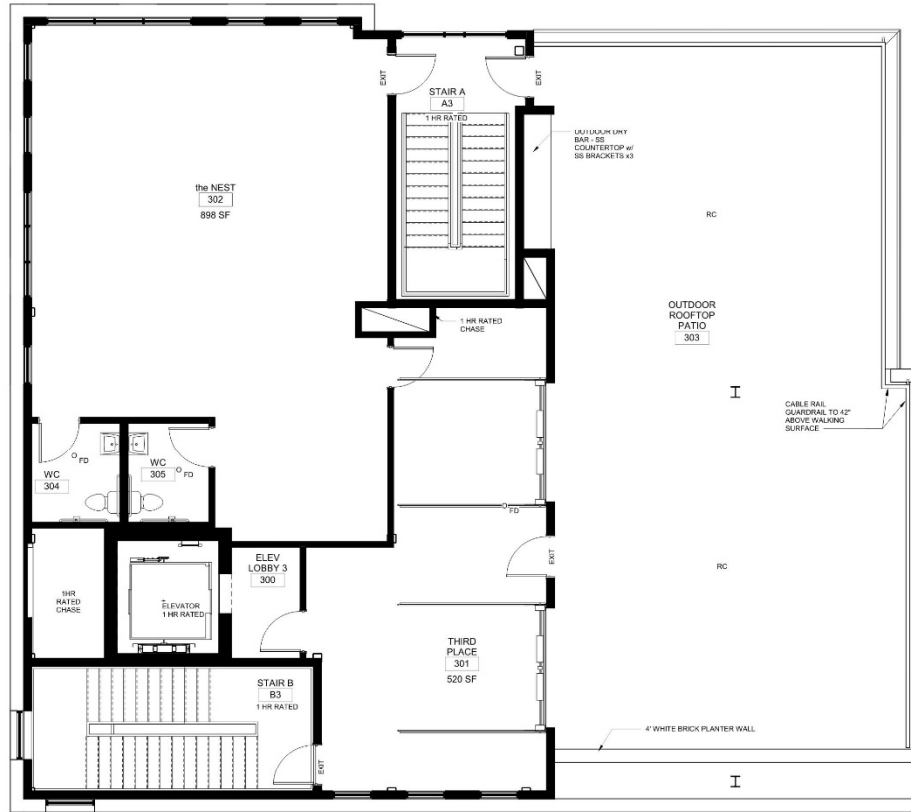


1540 N Jefferson St. DPD City of Milwaukee





SD-3rd LEVEL KEY PLAN



THE 1540 COMMERCIAL _____ **THIRD LEVEL PLAN**

REVISIONS

Phone: (262) 613-4015
 WWW: DMA-WI.COM
 INFO@DMA-WI.COM

d design **M** manage **a** advise

PROPOSED BUILDING FOR:
THE 1540 COMMERCIAL
 1540 N. Jefferson St., Milwaukee, WI 53202

DRAFTED BY: Author
 DESIGNER: SLUP
 ISSUES/2021: 11/07-12
 SUBMITTAL: 05/04/21
 DESIGN NO.: 0001

THIRD LEVEL PLAN
SD03

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1540 N Jefferson St. DPD City of Milwaukee

THE 1500s

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1	BRICK	TBD
2	METAL WALL PANEL	TBD
3	GUARD RAIL / HANDRAIL	TBD
4	PAINTED STRUCTURAL STEEL	TBD
5	PAINTED METAL COPING	TBD
6	ENGINEERED STONE SILL	TBD

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Phone: (262) 613-4015
 WWW.DMA-WI.COM
 INFO@DMA-WI.COM



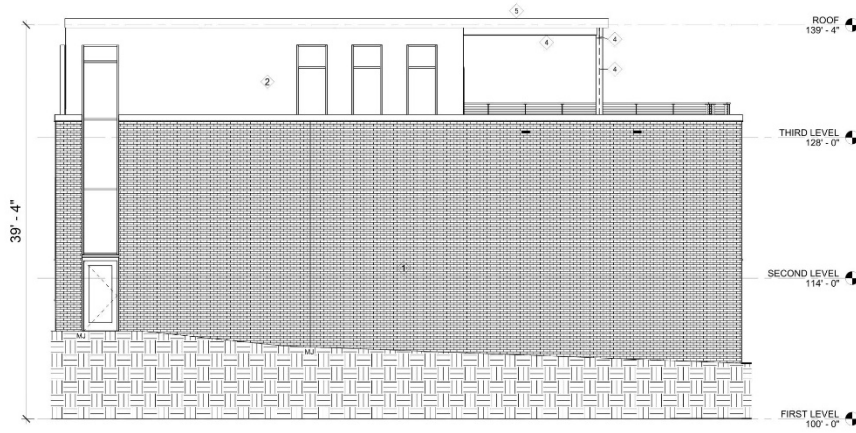
PROPOSED BUILDING FOR:
THE 1540 COMMERCIAL
 1540 N. Jefferson St., Milwaukee, WI 53202

DRAFTED BY: SLV
 DESIGNER: SLV
 SUBMITTAL: 05/04/21
 DESIGN NO.: 0001

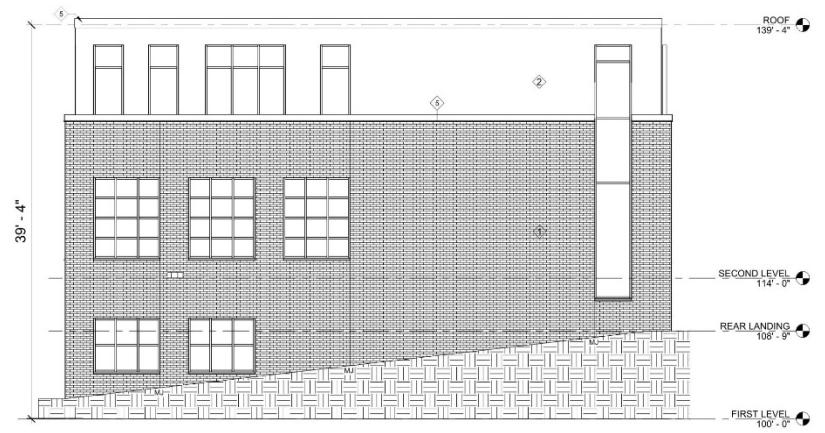
EXTERIOR ELEVATIONS

SD04

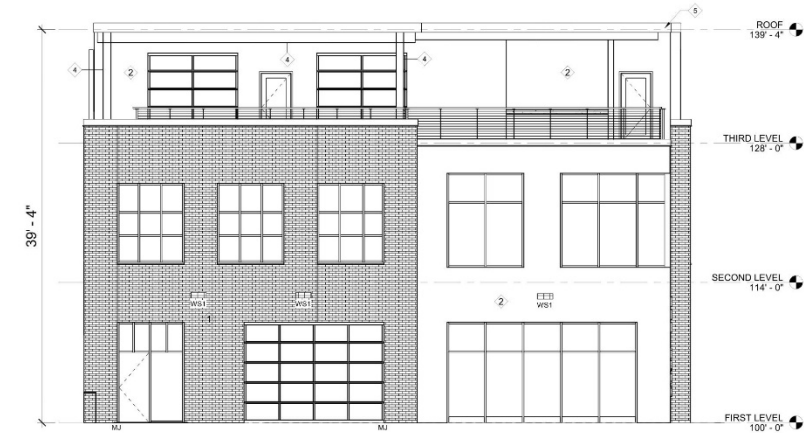
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EAST FACE



SOUTH FACE



NORTH FACE



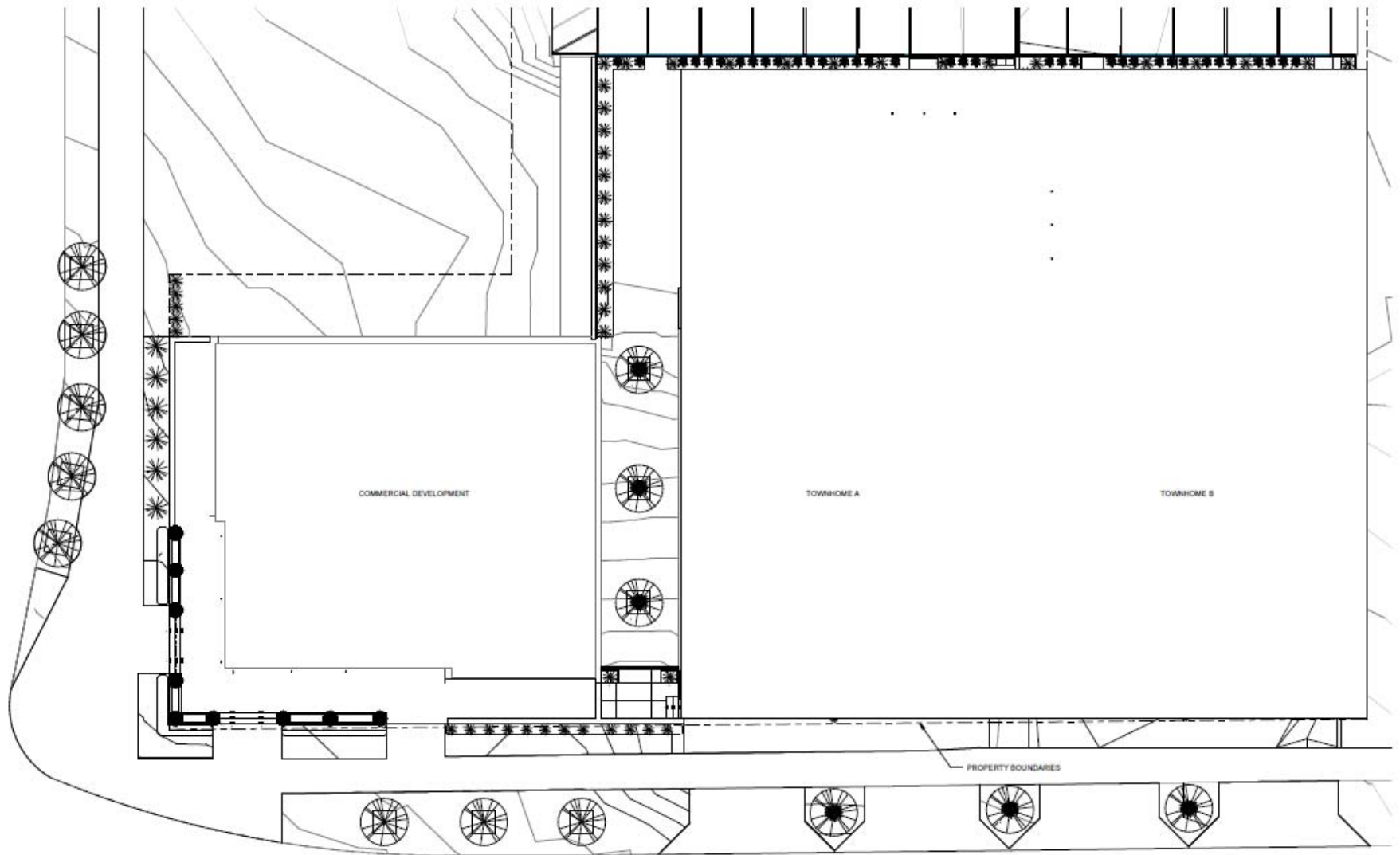
WEST FACE



1540 N Jefferson St. DPD City of Milwaukee

THE 1500s

30' - 4"



1 OVERALL
1" = 10'-0"